



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### SPECIAL MEETING

AUGUST 11, 2005

**PRESENT:** Fruit, Kennett, Pyle

**ABSENT:** Martin

**LATE:** None

**STAFF:** Senior Planner (SP)Linder

### REGULAR MEETING

Chairman Fruit called the meeting to order at 7:04.

### DECLARATION OF POSTING OF AGENDA

Senior Planner Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chairman Fruit opened/closed the public comment period. No public comments were received.

### MINUTES:

**JULY 21, 2005**

**BOARD MEMBERS KENNETT/FRUIT MOTION TO APPROVE THE MINUTES OF THE JULY 21, 2005 MEETING. THE MOTION PASSED BY A VOTE OF 2-0 AS FOLLOWS:**

**AYES:** FRUIT, KENNETT

**NOES:** NONE

**ABSTAIN:** PYLE

**ABSENT:** MARTIN

ARCHITECTURAL REVIEW BOARD MINUTES

August 11, 2005

Page 2

**SUBCOMMITTEE:**

1. **SR 04-17 Hill Rd.-Gera:** Review and comment on nine elevations.

**NO COMMENTS GIVEN BY THE BOARD**

**CONSENT ITEMS:**

1. **SR 05-08: CALLE HERMOSA-CITY OF MORGAN HILL/WELL PUMP STATION:** A request for site, architectural and landscape plan approval for a proposed municipal water well and pump station to be located on the north side of Calle Hermosa in the Central Park residential development, north of E. Central Ave.

**BOARD MEMBERS KENNETT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 05-020 AS SUBMITTED. THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

**NEW BUSINESS:**

2. **SR-05-07: E. THIRD-VILLAFRANCA:** A request for architectural and landscape plan approval for exterior alterations proposed to the existing 5,260 sq. ft. building located at 30 E. Third St.

**BOARD MEMBERS PYLE/KENNETT MOTIONED TO APPROVE RESOLUTION NO. 05-019 WITH THE FOLLOWING MODIFICATIONS:**

**ADD "OTHER CONDITION" 6 g. AS FOLLOWS:**

- g. **Provide a detail of the store front window system. The store front windows shall be in keeping with the traditional character of the building.**

**THE MOTION PASSED BY A VOTE OF 3-0 AS FOLLOWS:**

**AYES: FRUIT, KENNETT, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: MARTIN**

**OTHER BUSINESS**

3. **SR 05-11: MONTEREY-SUTTERHILL PLAZA:** A request for architectural and landscape plan approval for a proposed 9,400 sq. ft. commercial building to be located at 15790 Monterey Rd. within the Sutterhill Plaza.

**THE BOARD OFFERED THE FOLLOWING COMMENTS & RECOMMENDATIONS**

- a. The landscape plans should include 50 percent evergreen and 50 percent deciduous trees.
- b. All trees should be planted at time of building construction.
- c. Use of all lawn within the play ground area is ok.
- d. Trash enclosure should be a 3 bin enclosure.
- e. Vines should be planted on the play ground fence if chain link is used.

3. **SELECTION OF CHAIR & VICE-CHAIR**

**ROD MARTIN WAS SELECTED AS CHAIR AND YARMILLA KENNETT AS VICE CHAIR.**

**ANNOUNCEMENTS:** Confirmation of the September 22 special meeting.

**ADJOURNMENT:** Chairman Fruit adjourned the meeting at 8:35.

**MINUTES PREPARED BY:**

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**TERRY LINDER**  
**Meeting Coordinator**